



# Los Angeles Unified School District

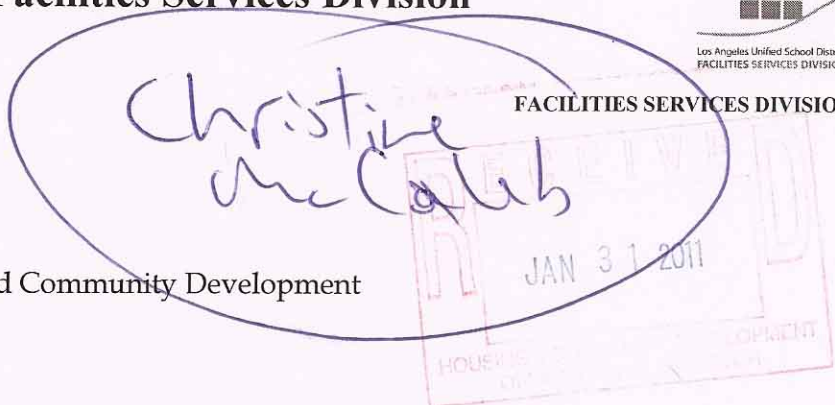
## Facilities Services Division



OFFICE OF THE SUPERINTENDENT

January 26, 2011

Lynn L. Jacobs, Director  
California Department of Housing and Community Development  
1800 Third Street  
Sacramento, CA 95811-6942



Subject: Los Angeles Unified School District  
Sale of Eleven Parcels of Surplus Property Located in Los Angeles County, California  
Identified as Assessor Parcel Numbers 5101-005-900, 4412-005-900, 5160-019-900, 5229-017-904, 5234-012-900, 5234-012-901, 5082-007-904, 6323-026-918, 6323-027-904, 6323-027-910, and 6323-027-911.

Dear Ms. Jacobs:

The properties shown on the attached Exhibits "A through K" have been declared surplus to the needs of the Los Angeles Unified School District by the Board of Education at its November 9, 2010 meeting. Pursuant to California Education Codes 17455-17500, notice is hereby served of the Los Angeles Unified School District's planned sale of these surplus properties.

We would appreciate you reviewing the subject parcels and advising us as to whether you wish to purchase any of the properties at the minimum bid price. If you have an interest in any of the attached subject properties, I encourage you to immediately submit a letter of intent to purchase in writing as these properties must be mutually negotiated no later than April 11, 2011 or they will be made available to the general public. Please mail your response to:

Los Angeles Unified School District, Asset Management Branch  
Attn: David Welch, Deputy Director of Acquisition and Relocation  
333 South Beaudry Avenue, 23<sup>rd</sup> Floor  
Los Angeles, California 90017  
[david.welch@lausd.net](mailto:david.welch@lausd.net)

If we do not receive a response from you within the timeframe mentioned above, we will assume that you are not interested in purchasing any of the parcels and that you will not object to them being sold at public auction.

Should you desire additional information, please contact me at 213-241-6457.

Sincerely,

David Welch, SR/WA  
Deputy Director of Acquisition and Relocation

Enclosures – Exhibits "A through K"

**Exhibit "A"**

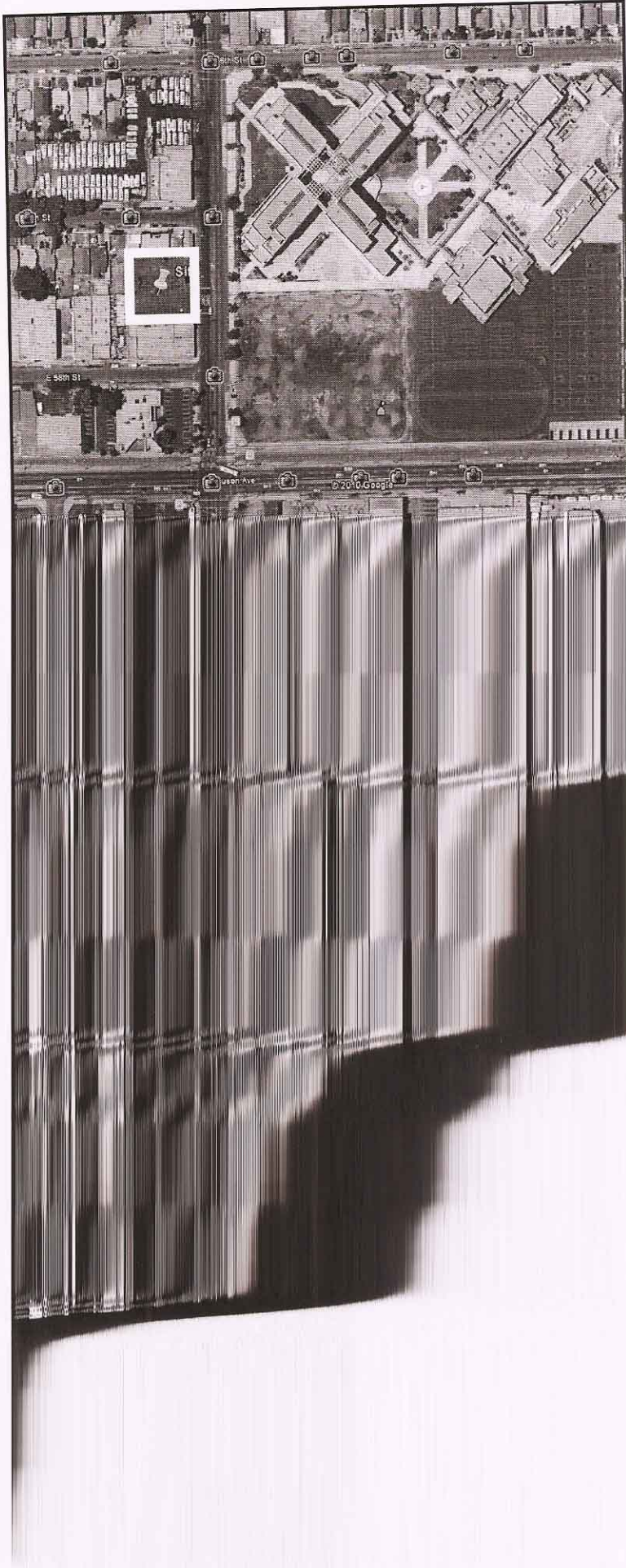
**Site:** Parking Lot

**Address:** 5707 S. Avalon Blvd., Los Angeles, CA 90011      **APN:** 5101-005-900

**Zoning:** C2-1VL, Commercial

**Parcel Size:** Approximately 18,511 square feet

**Minimum Bid Price:** \$460,000 based on an appraisal with a date of value of 05/28/10





## Exhibit "B"

**Site:** Vacant Triangle Lot

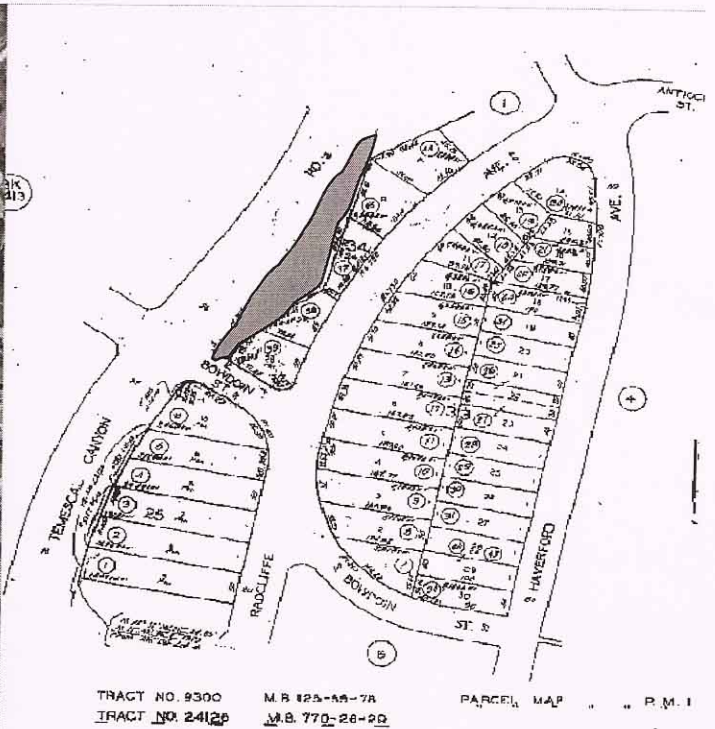
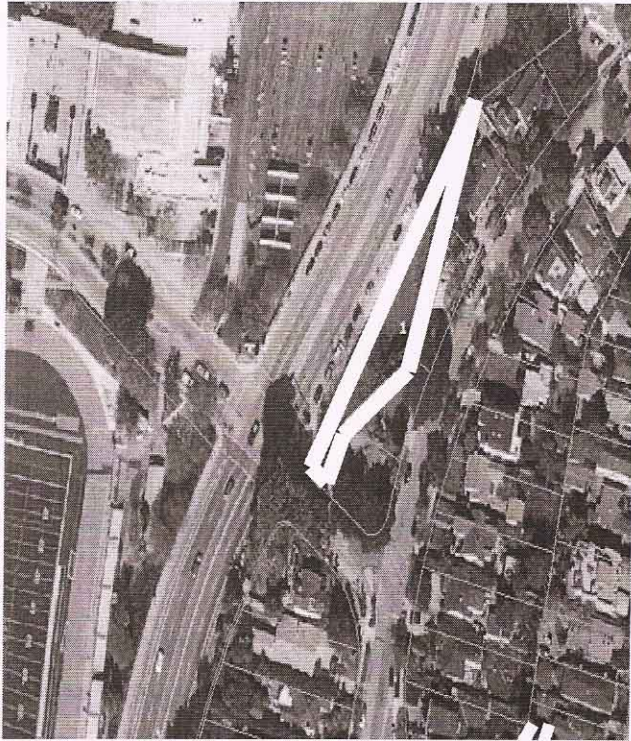
**Address:** 15777 Bowdoin St., Pacific Palisades, CA 90272

**APN:** 4412-005-900

**Zoning:** A1-1XL, Agriculture

**Parcel Size:** Approximately 14,590 square feet

**Minimum Bid Price:** \$330,000 based on an appraisal with a date of value of 05/28/10



## Exhibit "C"

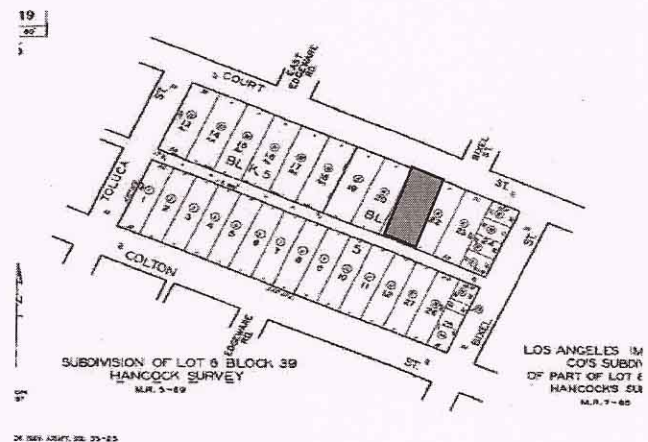
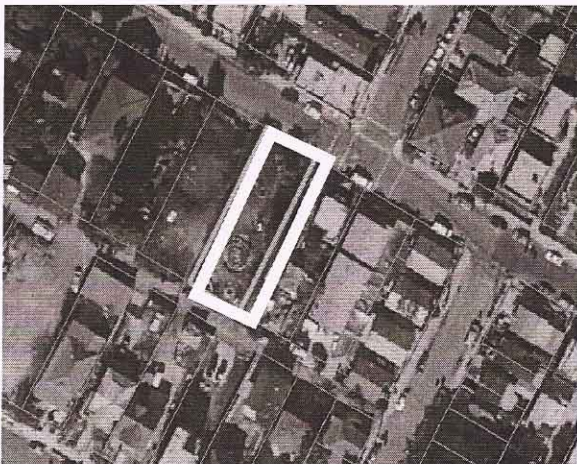
**Site:** Court Street Property

**Address:** 1250 W. Court St., Los Angeles, CA 90026

**APN:** 5160-019-900

**Zoning:** R4 (CW), High Density Residential **Parcel Size:** Approximately 7,000 square feet

**Minimum Bid Price:** \$175,000 based on an appraisal with a date of value of 05/28/10





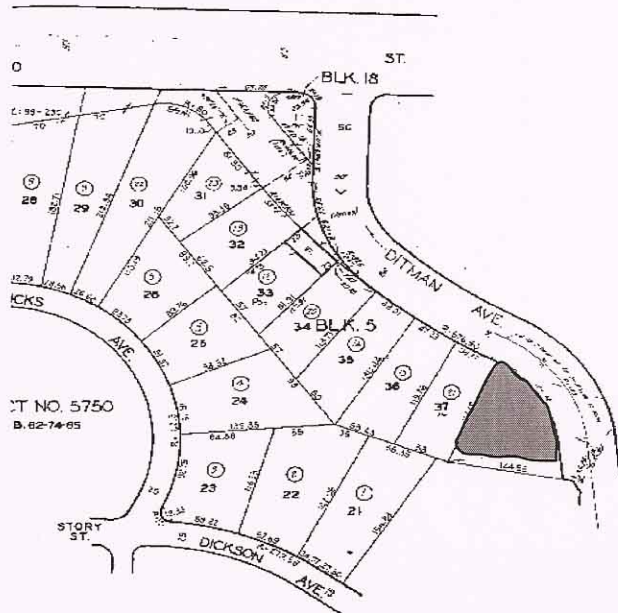
## Exhibit "D"

**Site:** Vacant Lot

**Address:** Unknown. Adjacent to 1267 N. Ditman Ave., Los Angeles, CA 90063

**APN:** 5229-017-904    **Zoning:** R2, Residential    **Parcel Size:** Approximately 7,632 square feet

**Minimum Bid Price:** \$38,000 based on an appraisal with a date of value of 05/28/10



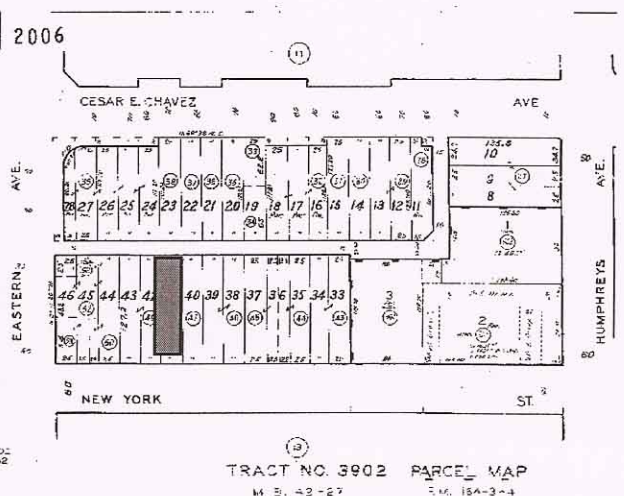
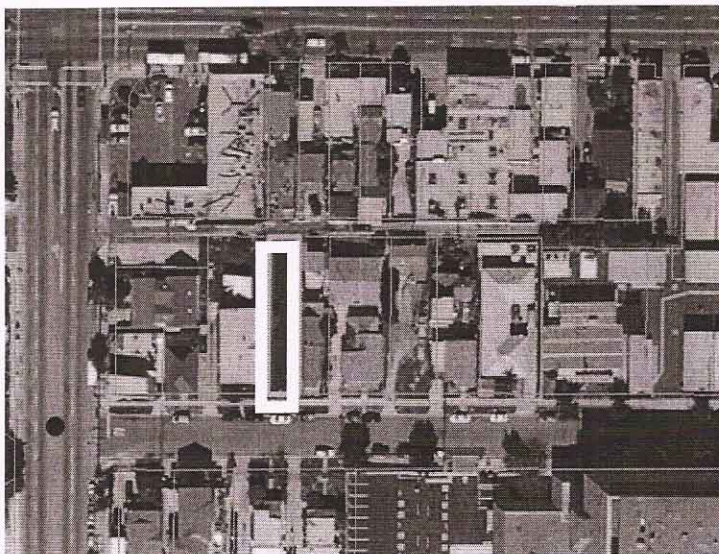
## Exhibit "E"

**Site:** Vacant Lot

**Address:** 4315 New York Ave., Los Angeles, CA 90022    **APN:** 5234-012-900

**Zoning:** R2, Residential    **Parcel Size:** Approximately 3,180 square feet

**Minimum Bid Price:** \$36,000 based on an appraisal with a date of value of 04/24/10





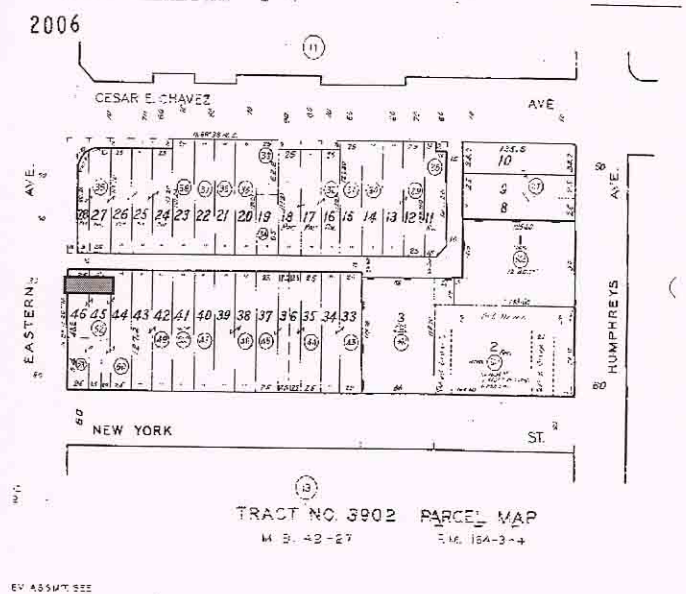
### Exhibit "F"

**Site:** Vacant Lot

**Address:** Unknown. Adjacent to 340 N. Eastern Ave., Los Angeles, CA 90022

**APN:** 5234-012-901 **Zoning:** R2, Residential **Parcel Size:** Approximately 1,899 square feet

**Minimum Bid Price:** \$19,000 based on an appraisal with a date of value 04/24/10



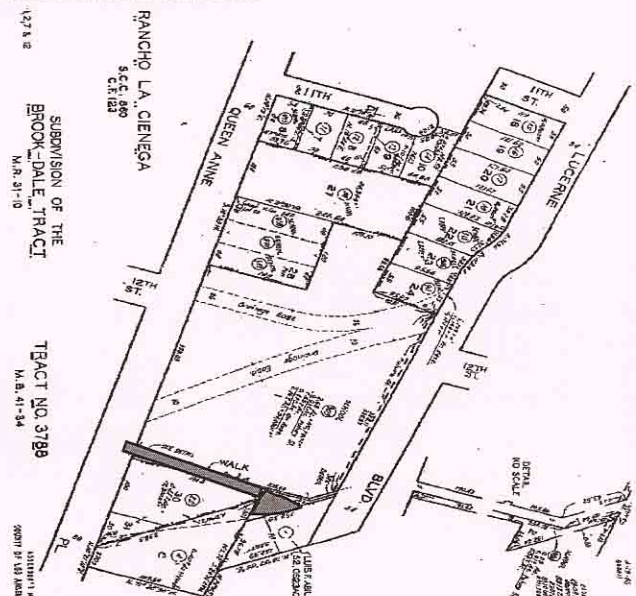
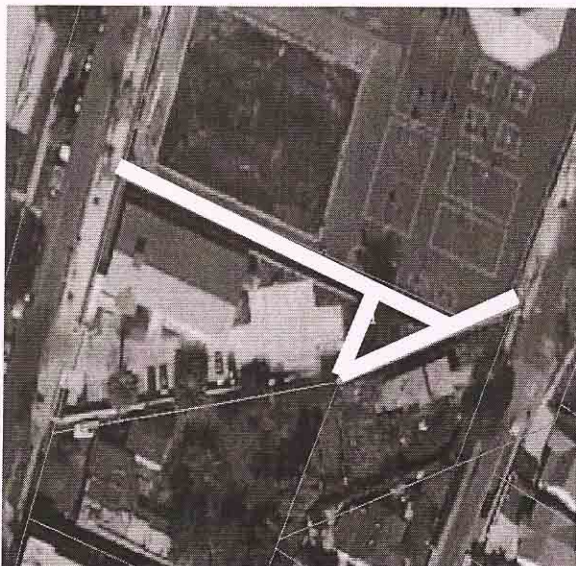
### Exhibit "G"

**Site:** Vacant Triangle Lot

**Address:** 1212 Queen Anne Pl., Los Angeles, CA 90019 **APN:** 5082-007-904

**Zoning:** LAPF, Public Facility **Parcel Size:** Approximately 2,178 square feet

**Minimum Bid Price:** \$5,000 based on staff estimate of market data





## Exhibit "H"

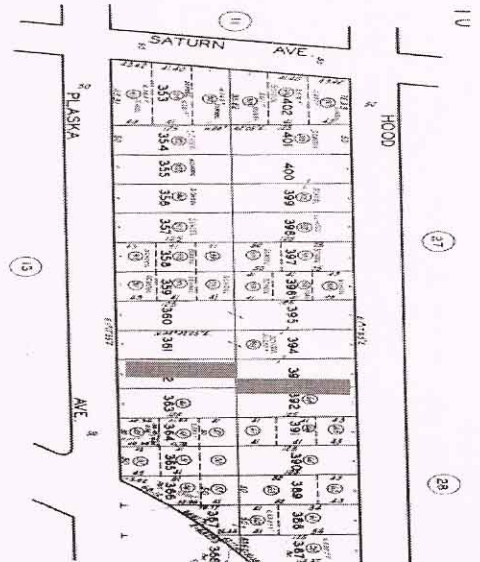
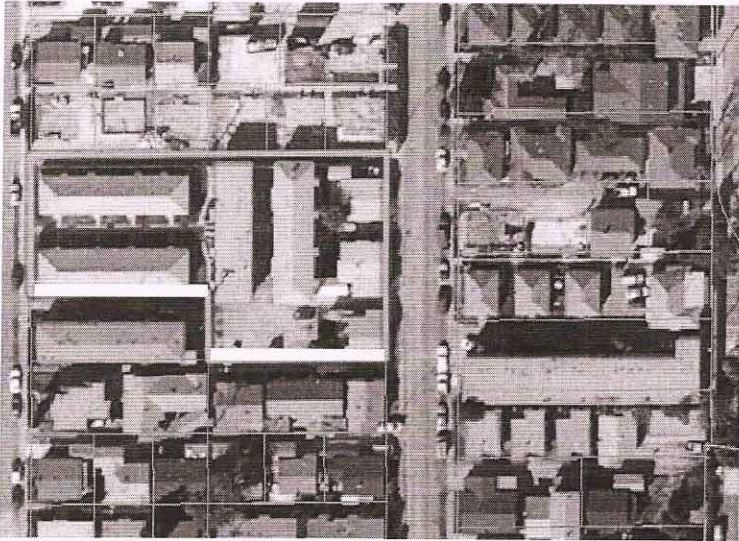
Site: Easement

Address: 7001 Hood Ave., Huntington Park, CA 90255

APN: Southerly 4' and 2.5' portion of 6323-026-918 Zoning: R-H, High Density Residential

Parcel Size: Approximately 813 square feet (4'x125') + (2.5'x125')

Minimum Bid Price: \$100 based on staff opinion of nominal value



## Exhibit "I"

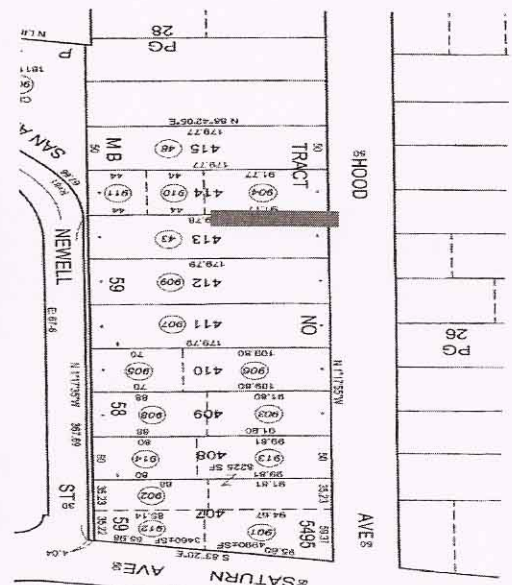
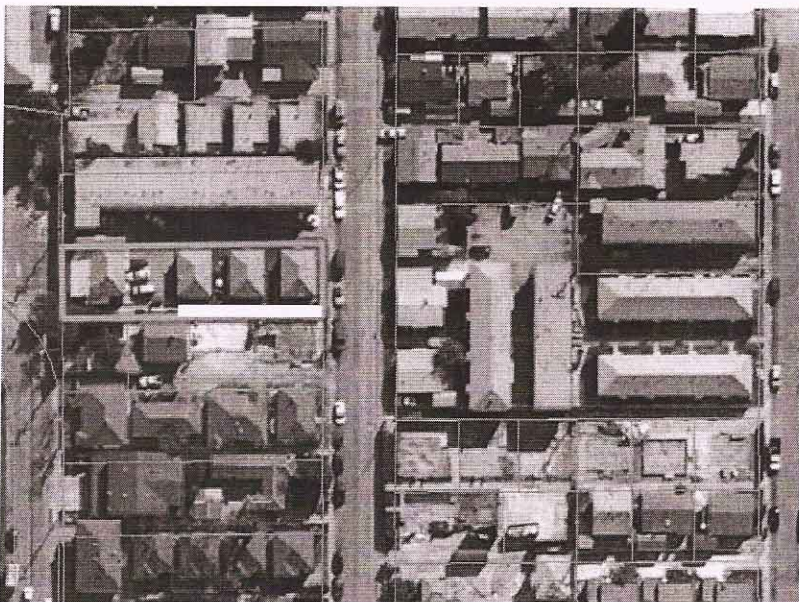
Site: Easement

Address: 7000 Hood Ave., Huntington Park, CA 90255

APN: Southerly 2.5' portion of 6323-027-904 Zoning: R-H, High Density Residential

Parcel Size: Approximately 230 sq. ft. (2.5' x 92')

Minimum Bid Price: \$100 based on staff opinion of nominal value





## Exhibit "J"

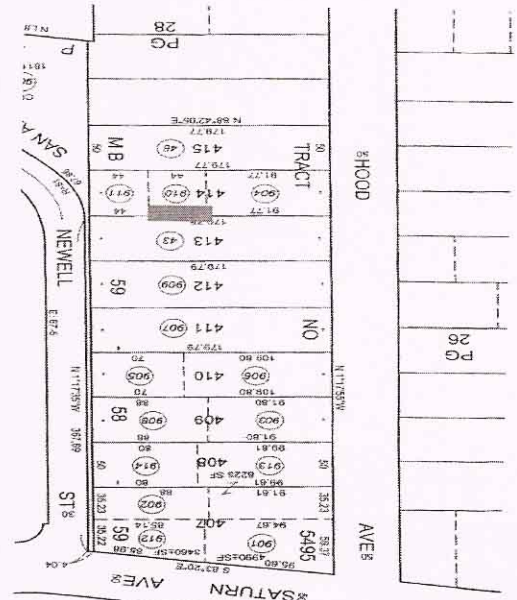
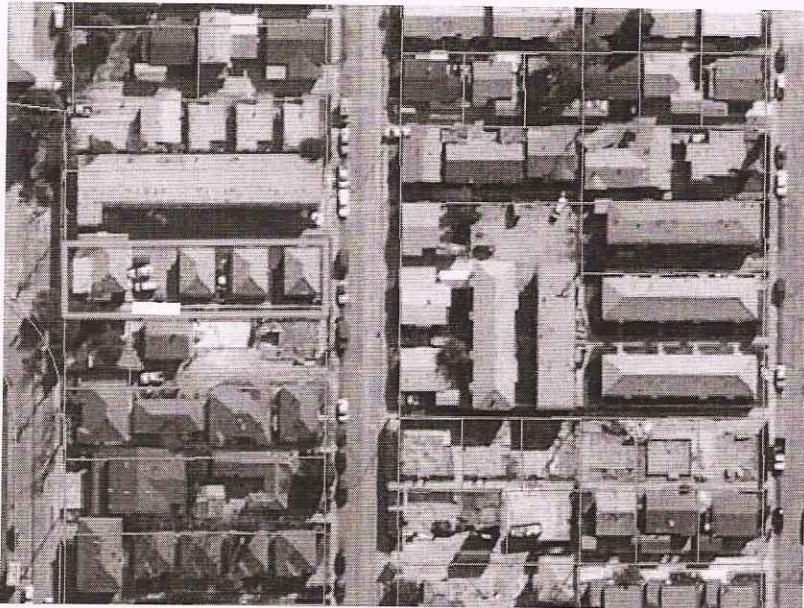
Site: Easement

Address: 7000 ½ Hood Ave., Huntington Park, CA 90255

APN: Southerly 2.5' portion of 6323-027-910    Zoning: R-H, High Density Residential

Parcel Size: Approximately 110 sq. ft. (2.5' x 44')

Minimum Bid Price: \$100 based on staff opinion of nominal value



Site: Easement

## Exhibit "K"

Address: 7000 ½ Hood Ave., Huntington Park, CA 90255

APN: Southerly 2.5' portion of 6323-027-911    Zoning: R-H, High Density Residential

Parcel Size: Approximately 110 sq. ft. (2.5' x 44')

Minimum Bid Price: \$100 based on staff opinion of nominal value

